

RESOLUTION NO. 2003-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW, FOR ARCADIAN VILLAGE #4 PROJECT NO. EG-02-320, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL/MMRP

WHEREAS, Arcadian Village #4, represented by D.R. Horton and Ken Topper (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Tentative Subdivision Map, and Design Review (Assessor's Parcel Number 115-0150-039, 115-0150-047, and 115-0150-048); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on May 22, 2003 and August 14, 2003 and recommended City Council approval of the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE HEREBY RESOLVES AS FOLLOWS:

1. Approve the Tentative Subdivision Map, and Design Review for Arcadian Village #4 based on the following findings and the attached Conditions of Approval/MMRP (Exhibits A & B). Exhibit A is the Tentative Subdivision Map and Exhibit B is the Conditions of Approval/MMRP.

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

General Plan

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the Elk Grove General Plan, Calvine Road/Highway 99 Special Planning Area as amended.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, Calvine Road/Highway 99 Special Planning Area and design standards of the municipal code.
- c. The site is physically suitable for extension of residential development and will be consistent with the proposed General Plan Land Use Policy Map.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to residential densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for the Arcadian Village #4 project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for the Arcadian Village #4 project determined that no potential serious health problems were identified from the project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence: The proposed Elk Grove General Plan has acknowledged the Calvine Road/Highway 99 Special Planning Area as a key component of the Draft General Plan Land Use Map. As such, any project proposed must be consistent with the Specific Plan and thus consistent with the proposed General Plan. The Arcadian Village #4 project is consistent with the land use densities and design within the Calvine Road/Highway 99 Special Planning Area and subsequently the Elk Grove General Plan.

The project is in response to the School District relocating the Elementary School site farther south on Power Inn Road due to its original proximity to middle/high school site and the SPA Amendment is to update the maps reflecting prior entitlements. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence: The project has been conditioned to provide right-of-ways for a circulation pattern and provides bicycle lanes consistent with the requirements of the Calvine Road/highway 99 Special Planning Area. Traffic calming measures have also been included to reduce conflicts between varying modes of transportation.

Finding: The residential subdivision is well integrated with the City's street network, creates unique neighborhood environments and establishes a pedestrian friendly environment.

Evidence: The Arcadian Village #4 project has been designed in accordance with the Calvine Road/Highway 99 Special Planning Area and provides connectivity to the existing street network as well as provide an internal roadway pattern. The project creates individual neighborhoods and primary residential roadways have been designed to include detached sidewalks and street trees in accordance with the City's Design Guidelines.

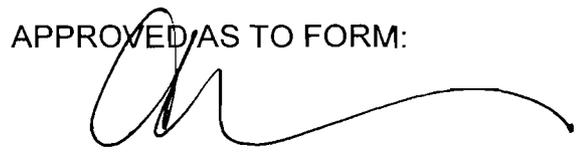
PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 20th day of August 2003.


SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-164**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) **ss**
CITY OF ELK GROVE)

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 20th day of August, 2003 by the following roll call vote:

AYES 3: COUNCILMEMBERS: Scherman, Leary, Cooper

NOES 1: COUNCILMEMBERS: Soares

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Briggs





**Peggy E. Jackson, City Clerk
City of Elk Grove, California**

Zoning Resolution for Arcadian Village #4

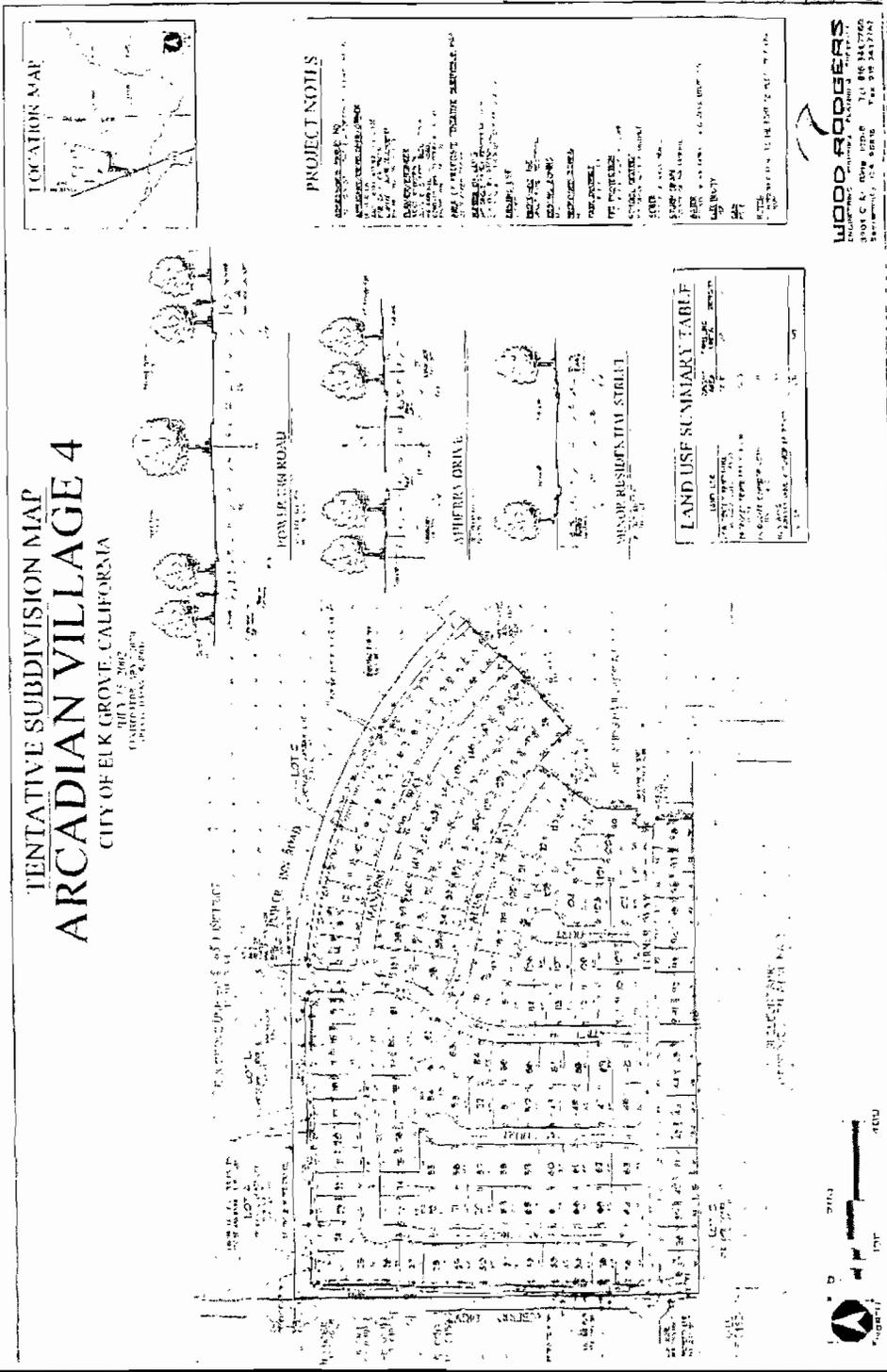


Exhibit B - Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1. The development approved by this action is for a Specific Plan Amendment, Rezone, and Tentative Subdivision Map as described in the Planning Commission report and associated Exhibits and Attachments dated 2-6-2003.	On-Going	Planning	
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years from date of City Council approval	Planning	
4. The applicant/developer shall obtain a Development Plan Review in compliance with the Master Subdivision Plan as required by the City's Single-family Residential Guidelines.	On-going	Planning	
5. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
Prior to Grading/Improvement Plans			
6. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (18 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$2000 has been paid, no final subdivision map for the subject property shall be approved and no	Prior to Issuance of Grading Permit	Planning	

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grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved.			
7. The project shall comply with the City's Land Grading and Erosion Control Ordinance.	Improvement Plans	Department of Water Resources	
8. During construction phase(s) of the project, District Rule 403 – Fugitive Dust will apply. The developer/contractor is required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site. Rule 403 is available at the District web site, at www.airquality.org .	Note on Improvement Plan	Planning and SMAQMD	
9. Any architectural coatings used must comply with District Rule 442 – Architectural Coatings. The developer/contractor is required to use coatings that comply with the volatile organic compound content limits specified in Rule 442.	Note on Improvement Plan	Planning and SMAQMD	
10. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. <u>Portable construction equipment (e.g. generators, compressors, pile drivers, etc.) that has an internal combustion engine with a horsepower rating greater than 50 are required to have a District permit or a California Air Resources Board portable equipment registration.</u> Other general types of uses that require a District permit include dry cleaners,	Note on Improvement Plan	Planning and SMAQMD	

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<p>gasoline stations, spray booths, and operations that generate airborne particulate emissions.</p>			
<p>11. The applicant shall comply with the following air quality condition to reduce emissions: <i>Category 1: Reducing NOx emissions from off-road diesel powered equipment.</i></p> <p>The project shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use of fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and</p>	<p>Note on Improvement Plan</p>	<p>SMAQMD</p>	

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<p>name and phone number of the project manager and on-site foreman.</p> <p align="center">And</p> <p><i>Category 2: Controlling visible emissions from off-road diesel powered equipment.</i></p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>¹Acceptable options for reducing emissions may include use of late model vehicles, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.</p>			
<p>12. Should any cultural resources, such as structural features, unusual amounts of bone or shell,</p>	<p>Note on Improvement Plans</p>	<p>Planning</p>	

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<p>artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.</p>			
<p>13. Grant the City of Elk Grove right-of-way on Auberry Road, based on 2-lane street, 38' from curb to curb, in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works. The ½ street cross-section will be 12' travel lane, 4' bike lane, 3' vertical curb and gutter, 6' landscaping, and a 4' sidewalk.</p> <p>The Sheldon Park approved tentative map allows Auberry Drive to be offset 10' to the east. Auberry Drive shall be transitioned from the approved 10' offset at the northern property boundary of Sheldon Park to the existing intersection of Auberry Drive/Power Inn Road. This transition must be coordinated with the Sheldon Place Subdivision (a</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	

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	tentative subdivision map to the west of this project).			
14.	<p>The alignment of Auberry Road must match the two end points of Auberry Road. Auberry Road immediately south of Power Inn Road is already constructed and Sheldon Park is approved with the Auberry Road offset to the east. This transition must be coordinated with Sheldon Place subdivision and approval by Public Works.</p> <p>The alignment of Auberry Road as shown on the tentative subdivision map for Arcadian Village Unit #4 does not imply that the alignment of Auberry Road is approved.</p>	Prior to approval of Improvement Plans	Public Works	
15.	Provide calculation for the pipe capacity in conformance with the 1996 Hydrology Standards Volume II and City of Elk Grove Improvement Standards.	Prior to approval of Improvement Plans	Public Works	
16.	Water supply will be provided by the Sacramento County Water Agency. (Department of Water Resources)	Shown on Improvement Plans	Department of Water Resources	
17.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Shown on Improvement Plans	Department of Water Resources	
18.	Provide park land dedication and/or fees according to standards set forth in Chapter 22.40, Title 22 of the City of Elk Grove Municipal Code.	Prior to approval of improvement plans	EGCSD Parks and Recreation	
19.	Land dedicated to the Elk Grove Community	Prior to approval of	EGCSD Parks and	

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<p>Services District (EGCSD) for Parks shall be zoned "O" or designated as "park" in a Special Planning Area, will be free and clear of any past or future taxes or assessments; any liens or encumbrances, and any easements not disclosed on the tentative map. Any structures, walls, fences, wells or storage tanks must be removed per Elk Grove specifications and in accordance with all applicable laws and regulations prior to the acceptance by District of any grant deed or easement.</p>	<p>improvement plans</p>	<p>Recreation</p>	
<p>20. Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.</p>	<p>Prior to approval of improvement plans</p>	<p>EGCSD Parks and Recreation</p>	
<p>21. All landscape corridor walls shall be of masonry construction. Wall design and materials shall be subject to CSD approval. Graffiti resistant materials shall be used. (Check planning area for type of material for masonry wall).</p>			
<p>22. All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape & Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real</p>	<p>Prior to approval of improvement plans</p>	<p>EGCSD Parks and Recreation</p>	

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<p>property within the boundaries of a project shall execute and deliver to the Elk Grove Community Services District a written petition in an acceptable form approved by district consenting to: (i) the formation of the existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes use to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>			
<p>23. The landscape corridor on Auberry Drive must be a minimum of 12-feet wide (at back of curb).</p>	<p>Prior to approval of improvement plans</p>	<p>EGCSD Parks and Recreation</p>	
<p>24. Connection to the public sewer shall be required to the satisfaction of CSD-1.</p>	<p>Shown on Improvement Plans</p>	<p>CSD-1</p>	
<p>25. The applicant/developer shall provide a sewer study (to the satisfaction of CSD-1).</p>	<p>Prior to approval of Improvement Plans</p>	<p>CSD-1</p>	
<p>26. To obtain sewer service, construction of public collector and trunk sewer will be required to the satisfaction of the CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.</p>	<p>Prior to approval of Improvement Plans</p>	<p>CSD-1</p>	

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<p>The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance.</p>			
<p>27. Trunk sewer design and construction may be reimbursed by CSD-1. Prior to initiating design of any trunk sewer facility, contact CSD-1 for details of the District's Trunk Sewer Reimbursement Program. Failure to strictly comply with the provisions of the CSD-1 Connection Fee Ordinance may jeopardize trunk sewer reimbursement.</p> <p>If Arcadian Village #4 constructs Auberry Drive, the applicant/developer will be required to construct any sewer collector line in Auberry Drive that is required for orderly extension of sewer service in the area as determined by the County Sanitation District. The developers of Arcadian Village #4 will be entitled to enter into a Collector Reimbursement agreement as determined by the District to allow reimbursement of the developers construction costs.</p>	<p>Prior to approval of Improvement Plans</p>	<p>CSD-1</p>	
<p>Prior to Final map</p>			
<p>28. Grant the City of Elk Grove right-of-way on Power Inn Road. 84' 4-lane street in accordance with the City of Elk Grove Improvement Standards, the Calvine Specific Plan and to the satisfaction of Public Works.</p>	<p>Prior to approval of final map</p>	<p>Public Works</p>	
<p>29. Grant the City of Elk Grove right-of-way on all internal streets in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public</p>	<p>Prior to approval of final map</p>	<p>Public Works</p>	

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Works. Please note that the 54' section of Street "B" shall have sidewalks separated by a vertical curb and a 6' landscape corridor.			
<p>30. Intall Bots Dots on "A" Circle at the elbow Street "B" south of Alisa Way Street "B" north of Alisa Way</p> <p>Island on Street "B" nouth of Manning Way Alisa Way east of Street "B"</p> <p>Speed Cushion on Manning Way east of Street "B"</p> <p>Stop Signs on "A" Circle at Lerner Way "A" Court at Lerner Way Manning Way at Street "B" / "A" Circle Alisa Way at "Street "B"</p> <p>Traffic Circle at the intersection of Street "B" and Lerner Way Auberry Drive and Lerner Way</p> <p>The above devices will be installed to the satisfaction of Public Works.</p> <p>See attached map</p>	<p>Design Approval Prior to Final Map</p> <p>Installation Prior to 1st Occupancy</p>	<p>Public Works</p>	
<p>31. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map.</p>	<p>Prior to approval of final map</p>	<p>Public Works</p>	

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32. Install on-site and off-site drainage facilities as required pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency.	Prior to approval of a grading permit or deemed needs by Public Works	Public Works	
33. Provide drainage easements to off-set proved impacts, as necessary, at no cost to the City of Elk Grove pursuant to the Sacramento County Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to approval of final map	Public Works	
34. Annex to the Storm Water Utility pursuant to the City of Elk Grove Improvement Standards and the Sacramento County Water Agency ordinance. (Department of Water Resources)	Prior to approval of final map	Public Works	
35. Dedicate maintenance easements over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map approval. (Department of Water Resources)	Prior to approval of final map	Public Works	
36. Dedicate a 12.5 foot public utility easement for underground and or overhead facilities and appurtenances adjacent to public streets.	Prior to approval of final map	Public Works/SMUD	
37. Provide public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency. (Department of Water Resources)	Prior to approval of final map	Department of Water Resources	
38. Dedicate the Landscape Corridors as a public utility easement for underground facilities and appurtenances.	Prior to approval of final map	SMUD	
39. The Arcadian Village #3 project area shall form or annex into a Mello-Roos Community Facilities	Prior to approval of final map	Finance	

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District (CFD) and/or another financing district/mechanism that is acceptable to the City to fund a portion of the additional costs for police service and additional long-term roadway maintenance related to serving the new development.			
Prior to Issuance of Building Permits			
<p>40. Install Auberry Road, based on 2-lane street, 38' from curb to curb, in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works. The ½ street cross-section will be 12' travel lane, 4' bike lane, 3' vertical curb and gutter, 6' landscaping, and a 4' sidewalk.</p> <p>The Sheldon Park approved tentative map allows Auberry Drive to be offset 10' to the east. Auberry Drive shall be transitioned from the approved 10' offset at the northern property boundary of Sheldon Park to the existing intersection of Auberry Drive/Power Inn Road. This transition must be coordinate with the Sheldon Place Subdivision.</p>	Prior to issuance of the 1 st Building Permit	Public Works	
<p>41. Install public street improvements on Power Inn Road, 84' 4-lane street in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works.</p>	Prior to issuance of the 1 st Building Permit	Public Works	
<p>42. Install all internal streets in accordance with the City of Elk Grove Improvement Standards, the Calvine Special Planning Area and to the satisfaction of Public Works. Please note that the 54' section of Street "B" shall have sidewalks separated by a vertical curb and a 6' landscape corridor.</p>	Prior to issuance of the 1 st Building Permit	Public Works	

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43.	The floor elevation must be a minimum of 1 foot above the 100-year water level for the area.	Prior to issuance of a building permit	Public Works	
44.	The property owner shall pay development impact fees in accordance with the Elk Grove/West Vineyard Public Facilities Financing Plan Development Impact fee Program as adopted by the City of Elk Grove on July 1, 2000 and October 25, 2000, including any authorized adjustments and updates thereto.	Prior to issuance of a building permit	Sacramento County Infrastructure Financing	
45.	The project sponsor/applicant is to work with the Sacramento Metropolitan Air Quality Management District to develop the AQ-15 Plan.	Prior to issuance of a building permit	SMAQMD	
46.	The applicant and/or developer is subject to the Elk Grove School District residential fee in place at that time building permit(s) are issued.	Prior to issuance of a building permit	Elk Grove Unified School District	
	Prior to Certificate of Occupancy			
47.	The intersection of Alisa Way and Lerner Way within the Arcadian Village Phase 2 Subdivision Map must be connected.	Prior to Certificate of Occupancy	Public Works	
48.	The applicant shall provide a Letter of Map Revision (LOMR) to FEMA to their satisfaction.	Prior to Certificate of Occupancy	Public Works/Drainage	
49.	The applicant contact Planning to ensure that all conditions for the project has been satisfied.	Prior to Certificate of Occupancy	Planning	

General Compliance Items for Building Permit

1. Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)
2. Prior to issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City's Landscape/Oak Tree Coordinator. (Water Supply)
3. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.
4. Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.
5. More than one fire apparatus road shall be provided in residential subdivisions in excess of 40 dwellings and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion, conditions of terrain, climatic conditions or other factors that could limit access.
6. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies when the total floor area exceeds 5,999 square feet and/or the total livable area exceeds 4,999 square feet. As of February 1, 2003, all contractors for single-family homes and duplexes shall provide an option for residential fire sprinklers.
7. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.
8. A permit release letter from the Elk Grove Community Services District Fire Department (EGCSDFD) shall be required prior to the Elk Grove Building Department issuing any construction permits.
9. This development is required to provide a fire flow from public water system capable of delivering a minimum of 1,000 gpm at 20 psi in residential areas. Hydrants shall be spaced a maximum of 500 feet apart in residential areas. Buildings of certain types of construction, size and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
10. Dead-end streets in excess of 150-feet require approved emergency vehicle turnarounds.
11. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
12. All required roadways, water mains, fire hydrants and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of three (3) inches of AC over six (6) inches of AB and shall have good drainage.
13. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.
14. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls, tree wells and/or traffic islands are subject to standards outlined by the EGCSDFD.
15. Traffic preemption devices of a typed approved by the Elk Grove Fire Department, shall be installed on all traffic signal devices erected or modified by this development. These devices

shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department.

16. Required fire alarm systems (other than single family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center.
17. The wetlands/riparian corridors of creeks and open spaces create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks, or open spaces.
 - B. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters. All bike paths shall be paved with two (2) inches of AC over four (4) inches of AB compacted to 95 percent.
 - C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - D. Provide at least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.